

RESPA COMPLIANT TITLE INSURANCE COMMITMENT SYSTEM**ABSTRACT**

An automated system for producing a title insurance commitment can include a database of title evidence images which can be viewed through an image viewer. As required by RESPA, a title insurance examiner can produce a title insurance commitment based upon a review of the title insurance evidence presented through the image viewer. A first set of multi-locality textual clauses can be provided, which clauses can specify minimal requisite language for a title commitment. A second set of multi-locality textual clauses further can be provided, which clauses can specify minimal exclusionary language for a title commitment. The system yet further can include a filter for reducing the first and second sets to locality-specific textual clauses of minimal requisite and exclusionary language. A user interface can be configured to present the locality specific textual clauses in selectable form. Consequently, a title commitment processor can be programmed to generate a title commitment based upon selected ones of the locality specific textual clauses.